

Brentwood Planning Board

Minutes – March 21, 2013

Members Present:	Bruce Stevens, Chairman	Kevin Johnston
	Steve Hamilton	Jane Byrne, BOS rep
	Mark Kennedy, alternate	Glenn Greenwood, Circuit Rider Planner

Chairman Stevens called the meeting to order at 7:00.

Motion made by Stevens, 2nd by Hamilton to give Kennedy and St. Hilaire voting rights: all were in favor.

Scott Magoon of Tech Motorsports was present to talk to the Board. The Board is in receipt of a letter from the NH Dept of Safety, asking if he would be in compliance to hold a dealer's transporter license at tax map 208.030. Magoon told members that he lives in the mobile home on this lot, and wants to have just his office at this location. He rents space from 66F Route 125 for his repair work and provided the PB with a copy of his lease. He said he will not store any cars at his residence; he will use this location just for his office.

Motion made by Stevens, 2nd by Byrne to approve the dealer transporter license: all were in favor. Magoon thanked the Board for their time this evening.

New Hearing: Maplevale Builders: Work on a Scenic Road – Lake Road by 63 Lake Road (tax map 218.026)

Paperwork is in order and abutters legally notified from the list provided by the abutter.

Motion made by Johnston, 2nd by Hamilton to accept the application: all were in favor.

Terry Trudel of SEC and Associates spoke on behalf of the applicant this evening, along with Armand Carver of NH Electric Coop. There were no abutters present. Trudel said they have built a new home at 63 Lake Road, and need to run power to the residence, which will require the cutting of some trees along the roadway. Plans showed the area of where the tree cutting would be. Greenwood's only comment was his recommendation to approve this request.

Motion made by Stevens, 2nd by Hamilton to approve the cutting: all were in favor. Trudel and Carver thanked the Board.

New Hearing: Lot Line Adjustment for Conservation Easement – NE Dragway – tax maps 203.032 & 203.033

Paperwork is in order and abutters notified from the list provided by the applicant.

Motion made by Byrne, 2nd by Stevens to accept the application: all were in favor.

Wayne Morrill of Jones & Beach Engineers and Mark West of West Environmental spoke on behalf of the applicant this evening. There were no abutters present.

West said that in 2008 NE Dragway had a violation of the wetlands regulations, 1.1 acre was restored, 1.1 acre was retained for fill, for a parking lot. The original proposal was to do the land associated with the lot directly behind the Castles, (24 acres) for proposed conservation area for the mitigation. It met all state criteria, mitigation rules, etc. West said the EPA said they would not approve it unless a piece along the Fresh River was included. A portion of the lot in Brentwood, and a portion of NE Drag's biggest lot

**Brentwood Planning Board
Minutes – March 21, 2013**

(270 acres in Epping) – pieces of those were removed from these lots in order to create an easement. He said the plan was completed by J & B and recorded, but NE Drag never followed through by implementing the Conservation Easement language with the Rockingham County Conservation District. When West became involved with this, he found that the language in a typical RCCD easement says that if a portion of a lot is put into CE, then it cannot be sold separately from that lot, and cannot subdivide any portion of the remaining lot that the easement came from. West said this would prohibit NE Drag from doing anything with their commercial land that was not in the CE. He said tonight's proposal is the same land that was proposed for conservation, that they are not taking it out of conservation, but they are doing this to meet the language of the RCCD, and allow NE Drag to keep their options open. They removed the leach field and adjacent area for replacement of the leach field from the CE.

Morrill said the original parcel was 35 acres and out of that about 11.63 acres is going into CE. They are adding a little piece land to this parcel. He said the total amount of conservation land in Brentwood is 27.07 acres, and the remaining will be in Epping.

Town engineer Steve Cumming's letter was discussed. They will add a monument in the middle of the proposed property line in Brentwood that exceeds 400 feet. He said that they had one error on the plan and they will correct. Cummings asked how much of lot 33 is not part of the easement and Morrill add a label that clearly states that 11.63 is not in the easement.

Greenwood asked that the lot sizes of the two lots before and after adjustment to be clearly spelled out on the plan.

Motion made by Stevens, 2nd by Kennedy to grant a conditional approval to July 18, 2013, contingent upon the following:

1. Items 3 and 4 of Cummings letter have to be clearly labeled on the plans
2. Show the before and after lot sizes on lot 32

The motion carried by unanimous vote. Morrill and West thanked the Board for their time this evening.

Board Business

Motion made by Johnston, 2nd by Hamilton to approve the March 7 minutes. The motion carried with Byrne abstaining as she was not present.

Town Administrator Karen Clement told St. Hilaire that the school said it would be okay for the work to be done to update the impact fees to be put on one bill (for the town and school) and the school will reimburse the town. St. Hilaire will contact Bruce Mayberry to get a contract from him.

The Board is in receipt of a request from 180 Rte 125, LLC asking for a 90 day extension to their conditional approval, as they are working on getting their driveway permit from the state.

Motion made by Byrne, 2nd by Johnston to grant the request to June 20, 2013: all were in favor.

Greenwood said that he has spoken with Charlie Zilch, who represents Countryside B.I.S, who received their conditional approval for an ice cream parlor. He said one of the conditions is the receipt of state

**Brentwood Planning Board
Minutes – March 21, 2013**

approvals. They will have a water source on site that will be used for public consumption, and the state groundwater division will not grant the final approval for the well location until it is drilled and tested, and we do not allow development without receiving the state permits. They also will not be able to get their septic approvals until the will is in. Greenwood spoke with the inspector at DES, who said this is standard procedure, and Greenwood recommends that the PB allow them to drill the well. It was the consensus of the board that they dig the well “at their own risk”. Greenwood will contact Zilch.

Greenwood said the office has received a copy of an as-built plan for Sig Sauer and that plan show activity in Brentwood that was not previously approved. Representatives are meeting with Greenwood on April 3rd. He said they have set up firing ranges in Brentwood, some as long as 1,000 yards long.

There was discussion among the Board, regarding the DPW’s intent to repave Mary Vey Drive, and remove the grass within the cul-de-sac and pave the entire area. Byrne said she would ask the BOS to tell the DPW not to replace the green area with pavement. While this is not a PB matter, members unanimously agree that this should not be done for a number of reasons, and a letter will be sent to the BOS, asking that the cul-de-sac not be paved over.

The Buckley mylar was signed by the Board, having been approved by Greenwood.

Motion made by Byrne, 2nd by Johnston to adjourn at 8:05 pm: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire
Administrative Assistant,
Brentwood Planning Board